

MINUTES

**I. MONTHLY MEETING AT 7:30 PM**

- a. Call to Order – Meeting was called to order by Jeff Gordon at 7:32p.m. Noted that there is a quorum.
- b. Roll Call – Jeff Gordon, Fred Rich, Dexter Young, Doug Porter, Syd Blodgett, Ken Ebbitt, Gail Dickinson, John Anastasi, Dorothy Durst, Delia Fey (Town Planner), Laura Cournoyer-Gagne (Recording Secretary)
- c. Absent – Travis Sirrine, Duane Fredrick, Joseph Adiletta

**II. DESIGNATION OF ALTERNATES – Doug Porter & Ken Ebbitt**

**III. CHAIR’S REPORT – J. Gordon thanked everyone for attending meetings and subcommittee meetings and thanks to Delia Fey and Tina Lajoie for their hard work and thanks to Laura for doing the minutes for the PZC. Members not in attendance had notified PZC of absence. Update on PA-490 proposal, the proposal was submitted at Selectmen’s meeting. The majority are interested in applying 10-acre rule, selectmen would like to see a way to have set reviews at 5yr or 10yr mark to make certain that properties are adhering to requirements to PA-490 open space, and majority of selectmen would like to check with town attorney to find out if legally applying 10-acre rule could be retroactive. PZC made proposal. Once decision made, it will be policy.**

**IV. MINUTES**

- a. Regular Meeting Minutes of July 16, 2015. **MOTION TO ACCEPT MINUTES MADE BY G. DICKINSON, SECONDED BY D. YOUNG. MOTION PASSED UNANIMOUSLY, J. ANASTSI AND D. DURST ABSTAINED.**

**V. CITIZEN’S COMMENTS – NONE**

**VI. NEW BUSINESS – NONE**

**MOTION TO MOVE AGENDA ITEM #9, ZEO REPORTS, BEFORE PUBLIC HEARING MADE BY F. RICH, SECONDED BY D. PORTER. MOTION PASSED UNANIMOUSLY.**

**VII. ZEO REPORT**

- a. Report on Zoning Enforcement July/August 2015
    - 14 Woodland Drive: from driving, by it looks like it is being cleaned up
    - 4 Perrin Rd: has been foreclosed on, bank will have to clean property
    - 10 Oakhill Lane: still waiting for response from attorney, property put up for sale
    - 1474 Rte 171: court gave people living there more time
    - 1026 Rte 171: people were supposed to vacate, bank will have to clean up property
    - 6 Lyon Rd: haven’t received response from home owners, would like to have town attorney to send a follow-up letter.
- MOTION TO SEND FOLLOW-UP LETTER FROM TOWN ATTORNEY MADE BY J. ANASTASI, SECONDED BY K. EBBITT. MOTION PASSED UNANIMOUSLY.**

There was discussion about sending BOS letter requesting them to look into setting up a fine for zoning violations, as it is the Town paying the attorney to send letters to those that are in violation.

**VIII. PUBLIC HEARING – 7:45 P.M.**

a. #547-06-08m Charles Rosenfield, Rocky Hill & Ojala Roads – Proposed re-subdivision to change previously approved subdivision to merge 11 building lots +3 open space lots into 1 conservation lot (Map 6389, Block 70, to merge lots 13-5 thru 13-18): Continuation from last month, 2 additional documents received: Attorney Cotnoir dated 8/14/15, letter from Attorney Higgins dated 8/6/15. Attorney Cotnoir requested Public Hearing be continued to Sept 17, 2015 @ 7:45 p.m. Charles Rosenfield, applicant, is waiting for Attorney Cotnoir to return from vacation. **MOTION TO CONTINUE PUBLIC HEARING TO SEPTEMBER 17, 2015 @ 7:45 P.M. MADE BY D. YOUNG, SECONDED BY F. RICH. MOTION PASSED UNANIMOUSLY. G. DICKINSON ABSTAINED.**

b. #625-07-15 Dean Carlage, Smith Rd – Activity on a Scenic Rd: request to triple chipseal road: Notices published in the Woodstock Villager on 8/7/15 & 8/14/15. Reason for Public Hearing is because scenic roads fall into ordinance of Planning & Zoning. Smith Rd is a designated scenic road established in 1988. Documents received: application, 2 memos from D. Fey, dated 7/29/15 & 8/3/15, memo from John Navarro, Highway Foreman, dated 8/10/15, EPA Road Dust Article from AZ submitted by applicant, Dean Carlage, a letter of comment from Tim Dodge dated 8/13/15, letter from Molly King dated 8/18/15 and letter from Conservation Commission dated 8/18/15 sent via email to J. Gordon, who forwarded to D. Fey to make copies for the PZC. J. Gordon sends a thank you out to the Highway Foreman and town workers for all that they do in all kinds of weather. D. Fey: Per ordinance, all people living on Smith Rd have been notified. Highway Foreman and 1<sup>st</sup> Selectman are aware of public hearing.

Dean Carlage, applicant and resident of Smith Rd., requesting chipseal, not tarring of road. Photos of Shield Rd are shown to those in attendance of what chipsealing would look like. Reasons for chipseal: climate change: rain is causing erosion, large ruts in the road, cars driving cause wall of dust which is a health issue. Refers to article: EPA Road Dust Article from AZ about airborne dust. Dust effects people who walk on the road and leaves layers of dust in the homes. Erosion also leading to brook. Picture shown of road 2 weeks after it was graded and it had rained twice. Safety: passage issue since road isn't wide, 2 cars driving at night could be problematic and liability to Town if someone gets stuck or goes off the embankment. J. Navarro, Highway Foreman, said willing to chipseal. Neighbor, Molly King, sent letter dated 8/18/15, being read by applicant. Letter from Conservation Commission dated 8/18/15, read by J. Gordon, for members of the public that don't have a copy. Mr. Carlage reminded PZC that legislation was from 1988 and other scenic roads don't have the traffic that Smith Rd has. Mr. Carlage reads letter from Mr. Navarro dated 8/19/15 addressed to Mr. Carlage. Copy will need to be submitted to PZC. In closing, the town needs to move forward from 1988 up to 2015 and Mr. Carlage appreciates the work done by the PZC.

Timothy Dodge, lifelong resident of Smith Rd: recipient of gravel bars that migrate downstream and Town needs to fix it because the bank collapses and then he (Mr. Dodge) has to fix it. There's about 2000ft of stream on his property. When he was young, the stream had fish in it, but not for many years now. Gullies are too big and he has had to pull many cars out of the gullies. Jean Pillo, resident of Smith Rd: reading document dated 5/24/88, describing road has ½ paved and ½ unpaved, J. Gordon asks that document be copied and submitted. Mrs. Pillo lives on paved area of road, states that the entire road is scenic, that there are erosion issues, and maintenance issues and there are many new products on the market to help prevent erosion without having to chipseal and thinks this request should be tabled. Thomas Dresch, 105 Smith Rd (dirt ½ of road): speaks of gardening and walking his dogs, enjoys character and wildlife, and isn't affected by dust. He is opposed to the chipsealing.

Leslie Sweetnam, longtime resident on paved section, drives on both Smith and Shields Rd, states that different roads, different types of drainage, possible to chipseal only part of area. Dorrie Nang, resident, concern with speed of cars and more trash, never noticed issue with dust. Walks her dogs all the time and there is a problem with ruts, but it's a part of the charm of a country road. Carol Thibeault, resident, driveway to her home is 2/10 of a mile and house is on the paved section, traffic will increase, many accidents in the past and only more will result if paved. She is opposed to chipsealing, and if done, then "scenic rd" should be removed. Jean Pillo, 5 different manuals sent to D. Fey about road maintenance, recommends expert to evaluate. D. Fey hasn't received email as yet. Dorinda Lundin, lifelong resident of Smith Rd, whether or not there are actual speed limit signs for unpaved roads, none are posted on Smith Rd. Is there something in statutes to post speed? Asks PZC to investigate speed limits and post sign "scenic road, drive carefully". J. Gordon: town highway foreman would have to look at speed limits. Kevin Withers Sr., lifelong resident, against chipsealing. The water has to go, but chipsealing won't fix the problem. Mr. Carlage: chipsealing will improve the road and it's the cheapest way to go, petition has been signed by majority of residents on Smith Rd. D. Fey doesn't have a copy the petition. Copy of petition will have to be submitted to PZC. Mr. Carlage: concern would be "slag" but this is not part of the chipseal process according to Mr. Navarro. G. Dickinson: did some research, manuals for dirt roads, chipseal would cause more water runoff and deeper trenches. Calcium chloride destroys trout. K. Ebbitt: not familiar with chipseal, drove on Shield Rd and couldn't tell the difference between chipseal and tarring of this road. Mr. Carlage: cost amount is very different between the two.

Questions to Hwy Foreman dated 8/10/15, states gravel is done twice a year, and uses calcium chloride for dust prevention. **MOTION TO CONTINUE PUBLIC HEARING MADE BY J. ANASTASI, SECONDED BY D. DURST.** Waiting for documents: petition, email from Jean Pillo. F. Rich: 16 people have property on Smith Rd. S. Blodgett: forward email from J. Pillo to members of PZC and invite John Navarro to next meeting, along with sending an email to him to give him a chance to answer questions before the next meeting. D. Fey to send email to Mr. Navarro. J. Gordon also stated waiting on document dated 5/24/88 from J. Pillo. Commissioners should submit all question for Mr. Navarro to D. Fey and she will compile a list to email to Mr. Navarro along with an invitation to attend the next public hearing. **MOTION PASSED UNANIMOUSLY, CONTINUED TO SEPTEMBER 17, 2015 @ 7:45 P.M.** J. Gordon thanked Mr. Sweetnam for all the photos he contributed to the POCD.

**IX. OLD BUSINESS**

- a. #547-06-08m Charles Rosenfield, Rocky Hill & Ojala Roads – Proposed re-subdivision to change previously approved subdivision to merge 11 building lots +3 open space lots into 1 conservation lot (Map 6389, Block 70, to merge lots 13-5 thru 13-18) **Continued public hearing to September 17, 2015 @ 7:45 p.m.**
- b. #625-07-15 Dean Carlage, Smith Road – Activity on a Scenic Road: request to triple chipseal road **Continued public hearing to September 17, 2015 @ 7:45 p.m.**

**X. BUDGET REVIEW AND BILLS**

- a. Bills – none requiring vote
- b. Budget Review – listing of legal & POCD account. No outstanding bills.

**XI. CITIZENS COMMENT – NONE**

**XII. CORRESPONDENCE – NONE**

- a. CT Siting Council, 1825 Rte 198 – Verizon notice for intent to modify
- b. Report from Fire Marshal on Woodstock Academy Student Housing , no code violations.

**XIII. MINUTES OF OTHER BOARDS AND COMMISSIONS**

- a. Submitted a reimbursement of \$250.00, they approved.
- b. BOS meeting 8/6/15, presented change to ordinance for open space, next meeting is 9/23/15 @ 7 p.m. at Town Hall

**XIV. OTHER**

- a. Quarterly Newsletter

**XV. ADJOURNMENT**

**MOTION TO ADJOURN MADE BY F. RICH, SECONDED BY D. PORTER. MOTION PASSED UNANIMOUSLY. MEETING ADJOURNED AT 9:12 P.M.**

Respectfully submitted,

Laura Cournoyer-Gagne, Recording Secretary

**DISCLAIMER:**

***These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's minutes for approval/amendments. Please note that the audio recording is the legal record of the meeting.***